

00551692/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

COLONIAL FOREST HOMEOWNERS'
ASSOCIATION, Washington Non-Profit
Corporation

vs.

BETTY G. DURYEE, an individual, individually
and as Trustee for the Joseph R. Duryee and Betty
G. Duryee Revocable Living Trust

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY

CAUSE # 16-2-04564-2 KNT

JUDGMENT RENDERED ON 6/16/2016
ORDER OF SALE ISSUED: 7/19/2016
DATE OF LEVY: 8/5/2016

TO: BETTY G. DURYEE, JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

32429 2ND PLACE SOUTH, FEDERAL WAY, WA 98003

UNIT 104, BUILDING 10, COLONIAL FOREST CONDOMINIUM, FORMERLY KNOWN AS QUIET
FOREST CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF
RECORDED UNDER RECORDING NUMBER 7806190622, AND ANY AMENDMENTS THERETO;
SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS RECORDED IN VOLUME 20 OF
CONDOMINIUMS, PAGES 16 THROUGH 28, INCLUSIVE, AND ANY AMENDMENTS THERETO,
RECORDS OF KING COUNTY, WASHINGTON.

TAX PARCEL IDENTIFICATION NUMBER: 169730-0570

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: SEPTEMBER 30, 2016
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$2,847.73** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on SEPTEMBER 30, 2017.
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on SEPTEMBER 30, 2017.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON SEPTEMBER 30, 2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
CONDOMINIUM LAW GROUP, PLLC
10310 AURORA AVENUE N.
SEATTLE, WA 98133
(206) 633-1520